

# April 2006

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19 <b>Planning Commisson Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	20 <b>Planning Commisson Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	21	22
23	24	25	26	27 <b>Planning Commisson Meeting</b> <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	28	29
30			<b>Planning Commission Meetings are held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax VA 22035. All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.</b>			

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, April 19, 2006**

*Posted: 1/19/06*  
*Revised: 4/20/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-L06-4	T-Mobile (7550 Thomas Grant Dr.)	D. Marshall	Concur
FS-S06-15	Cingular Wireless (8906 Ox Rd.)	D. Marshall	Concur

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FDPA 78-P-130-8 (PROVIDENCE)	3120 Fairview LLC	J.D. Moss	<b>APPROVED</b> <i>(P/H on 3/29/06)</i>
SE 2005-MA-034 (MASON)	Daniel Nannucci	J. Papp	<b>APPROVAL REC</b> <i>(P/H on 3/29/06)</i>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CPA 86-C-121-8-3 (HUNTER MILL)	Lerner Enterprises	C. Lewis	<b>D/O TO 5/4/06</b> <i>(Moved from 2/16/06)</i>
SE 2005-MA-035 (MASON)	Rock Creek 4810 Beauregard LLC	J. Papp	<b>APPROVAL REC</b>
PCA 1998-HM-020 (HUNTER MILL)	Cedar Chase at Great Falls. Owners Association	C. Lee	<b>APPROVAL REC</b>

**ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>Schedule Notes</u></b>
RZ 2005-DR-015 & FDP 2005-DR-015 (DRANESVILLE)	Christopher Management, Inc.	A. Shriber	<b>P/H to 5/18/06</b> <i>(Moved from 2/22/06)</i>
RZ 2005-MA-014 & FDP 2005-MA-014 (MASON)	Robert A. Young Bannerwood Investments	A. Shriber	<b>D/O to 4/27/06</b> <i>(Deferred from 3/2/06)</i>
2232-D05-20 (DRANESVILLE)	Verizon Wireless (2027 Pimmit Dr. – S. Hamptons)	D. Jillson	<b>D/O to 5/3/06</b> <i>(P/H on 3/15/06)</i>
RZ 2005-DR-009 & FDP 2005-DR-009 (DRANESVILLE)	Winchester Homes	C. Lewis	<b>P/H to 4/27/06</b> <i>(Moved from 3/16/06)</i>

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Wednesday, April 19, 2006**

*Posted: 4/7/06*  
*Revised: 4/20/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**8:15 p.m.**      The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**FDPA 78-P-130-08 - 3120 FAIRVIEW LLC** - Appl. to amend the final development plan for RZ 78-P-130 previously approved for commercial development to permit site modifications. Located on the W. side of Fairview Park Dr., approx. 1700 ft. S. of Arlington Blvd., and E. of the Capital Beltway on approx. 6.26 ac. of land zoned PDC. Tax Map 49-4 ((1)) 72.

**PROVIDENCE DISTRICT. APPROVED**

**SE 2005-MA-034 - DANIEL E. NANNUCCI** - Appl. under Sect. 4-604 of the Zoning Ordinance to permit a car wash (auto detailing.) Located at 6511 Braddock Rd. on approx. 1.31 ac. of land zoned C-6 and HC. Tax Map 72-1 ((1)) 14A. **MASON DISTRICT. APPROVAL RECOMMENDED**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PCA 1998-HM-020 - CEDAR CHASE AT GREAT FALLS OWNERS ASSOCIATION, INC.** - Appl. to amend the proffers for RZ 1998-HM-020 previously approved for residential development at a density of 1.0 dwelling units per acre (du/ac) to permit the deletion of a proffered trail. Consisting of right-of-way on Cedar Chase Rd. located approx. 300 ft. S.W. of the intersection of Leesburg Pi. and Reston Ave. on approx. 3.27 ac. of land zoned PDH-1. Comp. Plan Rec: .5 - 1.0 du/ac. Tax Map 011-2 ((18)) B. **HUNTER MILL DISTRICT. APPROVAL RECOMMENDED**

**CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC** - Appl. for a Conceptual Plan Amendment to amend CPA 86-C-121-8-2 to permit residential use. Located in the N.E. quadrant of the intersection of the Dulles Toll Rd. and Reston Pkwy., S. of Sunset Hills Rd. on approx. 22.24 ac. of land zoned PRC within Reston Town Center. Tax Map 17-4 ((1)) 7A. **HUNTER MILL DISTRICT D/O TO 5/4/06**

**SE 2005-MA-035 - ROCK CREEK 4810 BEAUREGARD, LLC** - Appl. under Sect. 9-614 of the Zoning Ordinance to permit a non-conforming office condominium conversion. Located at 4810 Beauregard St on approx. 30,371 sq. ft. of land zoned C-8 and HC. Tax Map 72-4 ((1)) 7. **MASON DISTRICT. APPROVAL RECOMMENDED**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, April 19, 2006**

Posted: 4/19/06  
Finalized: 4/20/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DECISIONS ONLY:**

FDPA 78-P-130-8 - 3120 FAIRVIEW, LLC (P/H on 3/29/06) **APPROVED**

SE 2005-MA-034 - DANIEL E. NANNUCCI (P/H on 3/26/06) **APPROVAL RECOMMENDED**

**DEFERRALS:**

RZ 2005-DR-009 - WINCHESTER HOMES, INC. - **P/H to 4/27/06**

FDP 2005-DR-009 - WINCHESTER HOMES, INC. - " "

2232-D05-20 - VERIZON WIRELESS (P/H on 3/15/06) - **D/O to 5/03/06**

RZ 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC

FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC

(P/H on 11/30/05) - **D/O to 4/27/06**

**FEATURES SHOWN: CONCUR**

FS-L06-4 - T-Mobile Northeast, LLC, 7550 Thomas Grant Drive (Deadline 4/23/06)

FS-S06-15 - Cingular Wireless, 8906 Ox Road

\*\*\*\*\*

SE 2005-MA-035 - ROCK CREEK 4810 BEAUREGARD, LLC (Mason District)

**APPROVAL RECOMMENDED**

NO SPEAKERS

PCA 1998-HM-020 - CEDAR CHASE AT GREAT FALLS OWNERS ASSOCIATION, INC.

**APPROVAL RECOMMENDED** (Hunter Mill District)

NO SPEAKERS

CPA 86-C-121-8-3 - LERNER ENTERPRISES, LLC (Hunter Mill District) **(D/O TO 5/4/06)**

1. Patty Nicoson  
Dulles Corridor Rail Association  
11302 Fairway Drive  
Reston, VA 20190

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, April 20, 2006**

*Posted: 11/2/05*  
*Finalized: 4/21/06*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**DECISION ONLY ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ZO Amendment (COUNTYWIDE)	Modifications to fence and yard requirements	D. Pesto	Recommend Approval
S05-IV-LP2 OTPA (MOUNT VERNON)	Laurel Hill Reformatory/Penitentiary Site Lower Potomac Planning District	C. Fuhrman-Schultz	Recommend Approval

**PUBLIC HEARINGS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2005-HM-010 (HUNTER MILL)	Walker FLP Limited Partnership	T. Swagler	Defer D/O to 5/11/06 <i>(Moved from 11/30/05)</i>
APR 04-III-1FC (SULLY)	Virginia Power Site	L. Mason	Defer D/O to 5/11/06 <i>(Moved from 3/15/06)</i>
FDPA 79-C-148-2	Jay P. and Annette M. Sourmany	S. Williams	Approved
S03-III-DS1 (SULLY)	Dulles Discovery	C. Fuhrman-Schultz	Recommend Approval <i>(Moved from 3/16/06)</i>
SE 2003-SP-035 (SPRINGFIELD)	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	Defer D/O to 5/11/06 <i>(Moved from 3/29/06)</i>

# FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, April 20, 2006

Posted: 3/27/06  
Revised:

KEY  
P/H – Public Hearing  
D/O – Decision Only

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

## ITEMS SCHEDULED FOR DECISION ONLY

**ZONING ORDINANCE AMENDMENT (MODIFICATIONS TO FENCE AND YARD REQUIREMENTS)** - To amend to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: (1) To allow the Board of Supervisors in conjunction with rezoning or special exception approval for another use and the Board of Zoning Appeals (BZA) in conjunction with special permit approval for another use to modify the minimum yard requirements for certain existing structures and uses provided that the existing structure or use complied with the applicable yard requirements in effect when the use was established and that the yards have not been reduced to less than the required yards except by condemnation or acquisition for public purposes. (2) To allow the BZA to decrease the 10-foot yard requirement between off-street parking spaces and the front lot line and/or the 10-foot wide peripheral parking lot screening requirement in conjunction with special permit approval. (3) To allow the Board of Supervisors in conjunction with rezoning or special exception approval for another use and the BZA in conjunction with special permit approval for another use to increase the fence, wall, gate and/or gate post height and/or modify the location requirements provided that it can be demonstrated that the fence, wall, gate and/or gate post is in character with the existing development on the site, is harmonious with the surrounding development and will not adversely impact the use and/or enjoyment of any nearby property. (4) To clarify that accessory structure height is measured from the highest point of the structure to the lowest point of grade adjacent to the structure. (5) Pursuant to authority granted by *Virginia Code* Sect. 15.2-2286(A)(6), to establish an application fee of \$295 for special permits and special exceptions for modification of minimum yard requirements for certain existing structures. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, [www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz) under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. **COUNTYWIDE.**

**S05-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns LP1-Laurel Hill Community Planning Sector which contains approx. 3,200 acres and is generally located west of Shirley Highway and north of the Occoquan River. The area is planned for residential use at 1-2 du/ac, 2-3 du/ac, 4-5 du/ac, adaptive reuse of the reformatory/penitentiary area and the Occoquan Workhouse area, graduated care facility for the elderly, public facilities, industrial uses, and parks. The Amendment will consider incorporating recommendations from the Laurel Hill Adaptive Reuse Citizens Advisory Committee dated November 2004, which include the concept for the Reformatory and Penitentiary area be adaptively reused and redevelopment with a mix of educational, professional office, retail and residential uses, including magnet housing. The Plan Amendment also reflects changes that have occurred since the acquisition of the prison property in 2002.

Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA or by visiting the Web at <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>, two weeks prior to the public hearing. **MOUNT VERNON DISTRICT.**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP** - Appl. under Sects. 5-304 and 9-607 of the Zoning Ordinance to permit a hotel and increase in building height from 75ft. up to a maximum of 123 ft. Located in the S.W. quadrant of the intersection of the Dulles Toll Rd. and Hunter Mill Rd. on approx. 8.50 ac. of land zoned I-3. Tax Map 18-3 ((1)) 7B and 7G pt. **HUNTER MILL DISTRICT.**

**FDPA 79-C-148-02 - JAY P. AND ANNETTE M. SOURMANY** - Appl. to amend the final development plan for FDP 79-C-148 previously approved for residential development to permit a second story addition to existing dwelling. Located on the S. side of Miller Rd., approx. 1,500 ft. W. of intersection with Chain Bridge Rd. on approx. 36,750 sq. ft. of land zoned PDH-4. Tax Map 47-2 ((28)) (1A) 4. **PROVIDENCE DISTRICT.**

**SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE HINNANT, TRUSTEE** - Appl. under Sects. 3-104, 2-904, and 3-204 of the Zoning Ordinance to permit a plant nursery and uses in a floodplain. Located at 9401 Burke Rd. on approx. 21.84 ac. of land zoned R-1 and R-2. Tax Map 78-4 ((1)) 17A, 17B, and 17C. Also under consideration will be the applicant's request for a Water Quality Exception #8450-WRPA-001-2 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit plant nursery uses including building and festival uses. **SPRINGFIELD DISTRICT.**

**APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 35 ac. generally located at the northwest corner of Route 50 and Fair Ridge Drive. Tax Map 46-1 ((22)) J (portion); 46-3 ((1)) 15. The area is planned for office and public facilities at .15 FAR at the overlay level, with an option for hotel use up to .15 FAR. The Amendment will consider a mix of office, retail, public facilities, and institutional use (church) up to .25 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT.**

**S03-III-DS1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns Land Unit D-4 of the Dulles Suburban Center, an area that is generally located S. of Wall Rd., E. of Sully Rd. and W. of Centreville Rd. The

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 20, 2006**

**Page 3**

proposal is to consider age-restricted housing and assisted living facilities including nursing homes in Land Unit D-4. Recommendations relating to the transportation network and the Sully historic overlay district in Land Units D-4, D-5, and E-1 may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, or at Web site: <http://fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> two weeks prior to the public hearing. **SULLY DISTRICT.**



**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, April 20, 2006**

Posted: 4/20/06  
Finalized:

KEY  
P/H – Public Hearing  
D/O – Decision Only

**DECISIONS ONLY:**

ZONING ORDINANCE AMENDMENT (MODIFICATIONS TO FENCE & YARD  
REQUIREMENTS) (Hart) (P/H on 3/23/06)

S05-IV-LP2 - OUT-OF-TURN PLAN AMENDMENT (Laurel Hill) (P/H on 3/29/06)

\*\*\*\*\*

FDPA 79-C-148-02 - JAY P. AND ANNETTE M. SOURMANY (Providence District)

NO SPEAKERS

SE 2003-SP-035 - ROBERT N. DEANGELIS; RONALD A. & LETA G. DEANGELIS; GEORGE  
HINNANT, TRUSTEE

1. J. Betz  
9348 Burke Road  
Burke, VA 22015

APR 04-III-1FC - OUT-OF-TURN PLAN AMENDMENT (Sully District)

- |  |  |
|--|--|
| <ol style="list-style-type: none"><li>1. Keith Martin, Esq.<br/>Sack Harris &amp; Martin PC<br/>8270 Greensboro Drive, Suite 810<br/>McLean, VA 22102</li><li>2. John Bondi<br/>3957 Acorn Ridge<br/>Fairfax, VA 22033</li><li>3. Rebecca Walker<br/>12114 Greenleaf Court<br/>Fairfax, VA 22033</li><li>4. Ling Guo<br/>12508 Flatwood Circle<br/>Fairfax, VA 22033</li></ol> | <ol style="list-style-type: none"><li>5. John Guevara<br/>3913 Collis Oak Court<br/>Fairfax, VA 22033</li><li>6. Tom Kollaja<br/>3879 Alder Wood Court<br/>Fairfax, VA 22033</li><li>7. Knoche<br/>12549 Lt Nichols Road<br/>Fairfax, VA 22033</li></ol> |
|--|--|

S03-III-DS1 - OUT-OF-TURN PLAN AMENDMENT (Dulles Discovery) (Sully District)

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. Francis McDermott, Esq.<br/>Hunton &amp; Williams LLP<br/>1751 Pinnacle Drive, Suite 1700<br/>McLean, VA 22102</li></ol> | <ol style="list-style-type: none"><li>2. Greg Budnick<br/>Address Unknown</li></ol> |
|---|---|

AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
Thursday, April 20, 2006

Page 2

SE 2005-HM-010 - WALKER FLP LIMITED PARTNERSHIP

1. Larry Tunks  
1779 Clovermeadow Drive  
Vienna, VA 22182
2. James Barrett  
Wayside Homeowners Association  
1704 Fox Run Court  
Vienna, VA 22182
3. John Heitmann  
1781 Clover Meadow Drive  
Vienna, VA 22182

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Thursday, April 27, 2006

Posted: 11/21/05  
Revised: 4/28/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

### ADMINISTRATIVE ITEMS

#### Description

APR-05-II-4F - PC accepted withdrawal

Committees: Environment Committee will meet on 6/1/06 at 7:30 pm, Board Conference Room  
Land Use Information Accessibility Group will meet on 5/17/06 at 7:00pm, Room TBD

Planning Commission will hold a closed session on 5/3/06 at 7:30pm

### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-Y06-17	Nextel Mid-Atlantic	Concur

### DECISION ONLY ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2005-MV-001 FDP 2005-MV-001 (MOUNT VERNON)	Brookfield Ridge Road, LLC (Rehearing)	K. Crookshanks	Defer to 5/3/06 (Deferred from 4/19/06 P/H on 3/23/06)
RZ 2005-MA-014 & FDP 2005-MA-014 (MASON)	Robert A. Young Bannerwood Investments	A. Shriber	Recommend Approval (Deferred from 4/19/06)

### PUBLIC HEARINGS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2006-SU-002 (SULLY)	Navy Federal Credit Union	J. D. Moss	Recommend Approval
APR 04-III-6DS (SULLY)	Dulles Suburban Center Comprehensive Plan Amendment	L. Mason	Recommend Approval of Alternative
RZ 2005-DR-009 & FDP 2005-DR-009 (DRANESVILLE)	Winchester Homes	C. Lewis	Defer D/O to 5/11/06 (Moved from 3/16/06)

### ITEMS DEFERRED

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 2002-MV-028 (MOUNT VERNON)	Scott A. & Phyllis Crabtree	G. Chase	P/H to date 5/18/06 (P/H from indefinitely)
RZ 2005-LE-021 & FDP 2005-LE-021 (LEE)	Michael E. Curtiss & Joanne M. Curtiss	P. Braham	P/H to 9/20/06 (P/H from 3/29/06)
APR 05-IV-1LP APR 05-IV-1MV APR 05-IV-6S APR 05-IV-2MV APR 05-IV-4MV APR 05-CW-3ED	Mount Vernon District APR Mount Vernon District APR Mount Vernon District APR Mount Vernon District APR Mount Vernon District APR Mount Vernon District APR		Defer to BRAC Study Defer to BRAC Study Defer to BRAC Study Defer to BRAC Study Defer to BRAC Study Defer indefinitely
S05-IV-MV1	Mount Vernon Comprehensive Plan Amendment		Defer indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, April 26, 2006**

Posted: 4/4/06  
Revised: 4/27/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, APRIL 26, 2006.**

---

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, April 27, 2006**

- 7:00 p.m.** The Environment Committee will meet in the Board Conference Room to continue discussions on stream protection.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**RZ 2005-MA-014/FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC** - Appls. to rezone from R-2 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Holly Rd. approx. 600 ft. S. of its intersection with Woodburn Rd. on approx. 4.54 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 59-2 ((1)) 8, 9, 10, and 11. **MASON DISTRICT.**

**RZ 2005-MV-001/FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located S. of Ridge Creek Way, S.E. of its intersection with Shepherd Ridge Ct. on approx. 11.04 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-4 ((1)) 56, 57A, and 69. **MOUNT VERNON DISTRICT.**

**ITEMS SCHEDULE FOR PUBLIC HEARING**

**RZ 2005-DR-009/FDP 2005-DR-009 - WINCHESTER HOMES, INC.** - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 2.34 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Lewinsville Rd. approx. 200 ft. W. of its intersection with Spring Hill Rd. on approx. 8.11 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt., 36, 37, 37A, 38, 39, 40B, 41, and a portion of Gordon La. and Odricks La. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Gordon La. and Odricks La. to proceed under Section 33.1-151 of the *Code of Virginia*.) **DRANESVILLE DISTRICT.**

**SE 2006-SU-002 - NAVY FEDERAL CREDIT UNION** - Appl. under Sects. 7-607 of the Zoning Ordinance to permit a drive-in bank to locate within an existing office building. Located at 5900 Centreville Rd. on approx. 3.29 ac. of land zoned C-7, HC, SC and WS. Tax Map 54-4 ((1)) 72. **SULLY DISTRICT.**

**APR 04-III-6DS - OUT-OF-TURN PLAN AMENDMENT** - Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 162 ac. generally located at the NW corner of Route 28 and Wall Rd (Tax Map 24-4(91)) 6B (part), 6C, 6D, 6D1, 6F.) The area is planned for office up to 1.0 FAR, with options for hotel and conference center, or multifamily residential, with conditions. The Amendment will consider mixed use up to 1.0 FAR with office, residential, and retail. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. **SULLY DISTRICT.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, April 27, 2006**  
**Page 1 of 2**

Posted: 4/27/06  
Finalized: 4/28/06

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DECISIONS ONLY:**

RZ 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC (P/H on 3/23/06)  
FDP 2005-MV-001 - BROOKFIELD RIDGE ROAD, LLC " "

RZ 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC  
FDP 2005-MA-014 - ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC  
(P/H on 11/30/05)

**DEFERRALS:**

SEA 2002-MV-028 - SCOTT A. AND PHYLLIS P. CRABTREE - P/H to 5/18/06

RZ 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS - P/H to 9/20/06  
FDP 2005-LE-021 - MICHAEL V. CURTISS AND JOANNE M. CURTISS - " "

**ADMINISTRATIVE ITEM:**

APR 05-II-4F (Braddock District) - Accept Withdrawal

**FEATURE SHOWN:**

FS-Y06-17 - Nextel Communications for the Mid-Atlantic, Inc., 14510 Mt. Olive Rd. (Deadline 6/17/06)

\*\*\*\*\*

APR 04-III-6DS - DEFERRED AREA PLANS REVIEW NOMINATION (Sully District)

- |                                      |                             |
|--------------------------------------|-----------------------------|
| 1. Ben Tompkins, nominator           | 2. Ralph Wills, President   |
| Reed Smith LLP                       | Chantilly Youth Association |
| 3110 Fairview Park Drive, Suite 1400 | P.O. Box 220242             |
| Falls Church, VA 22042               | Chantilly, VA 20151         |

SE 2006-SU-002 - NAVY FEDERAL CREDIT UNION

NO SPEAKERS

RZ 2005-DR-009 - WINCHESTER HOMES, INC.  
FDP 2005-DR-009 - WINCHESTER HOMES, INC.

- |                              |                                      |
|------------------------------|--------------------------------------|
| 1. Jane Edmondson, President | 4. Gloria Gordon                     |
| Lewinsville Coalition        | 8341 Lewinsville Road                |
| 7804 Ariel Way               | McLean, VA 22102                     |
| McLean, VA 22102             |                                      |
| 2. Sean Woo                  | 5. Charles Robinson                  |
| 1361 Hardison Lane           | 1345 Gordon Lane                     |
| McLean, VA 22102             | McLean, VA 22102                     |
| 3. Gary Weaver               | 6. Kevin Bridges, speaking on behalf |
| 8341 Lewinsville Road        | of Lolita Bridges                    |
| McLean, VA 22102             | 1340 Gordon Lane                     |
|                              | McLean, VA 22102                     |

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**

*Posted: 4/27/06*  
*Finalized: 4/28/06*

**Thursday, April 27, 2006**  
**Page 2 of 2**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

RZ 2005-DR-009 - WINCHESTER HOMES, INC.

FDP 2005-DR-009 - WINCHESTER HOMES, INC. (Continued)

7. Shenice Gordon-Walker  
Third generation Gordon family member  
Address unknown
  
8. Greg Sharp  
1364 Hardison Lane  
McLean, VA 22102